

The Marketplace

at The Enclave

SWC SCHLEISMAN RD. & ARCHIBALD AVE.
EASTVALE, CALIFORNIA



PROJECT FEATURES

- 94,000-square-foot neighborhood center anchored by CVS, AutoZone, Jack in the Box, Bank of America and Starbucks
- Prime site located on two major streets
- Adjacent to the Lewis-developed 490-unit master planned community of The Enclave at Eastvale
- Strong existing population and well-positioned to capture future residential growth
- Anchor and shop space available

DEMOGRAPHICS

	2-Mi Radius Trade Area	3-Mi Radius Trade Area	5-Mi Radius Trade Area
2015 Estimated Population	53,826	82,902	175,902
2020 Projected Population	60,896	92,102	187,590
2015 Estimated Average Household Income <small>Source: Nielsen</small>	\$117,594	\$110,355	\$95,675

TRAFFIC COUNT

Schleisman Rd. & Archibald Ave. 22,896 ADT
Source: Webb & Associates



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Note: This site plan shows landlord's plan for configuration of the shopping center as of the date of this plan only, and it shall not be deemed to be a representation by landlord respecting (a) the particular buildings, (b) the configuration, location, or floor area of any particular building or space, or (c) the proposed use or occupancy of any particular building or space.

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DEMOGRAPHICS

Description	0.00 - 2.00 miles		0.00 - 3.00 miles		0.00 - 5.00 miles	
	Radius 1	%	Radius 2	%	Radius 3	%
Population						
2020 Projection	60,896		92,102		187,590	
2015 Estimate	53,826		82,902		175,902	
2010 Census	43,971		70,868		161,844	
2000 Census	2,839		18,547		97,676	
Growth 2000 - 2010	1449.02%		282.09%		65.69%	
Growth 2010 - 2015	22.41%		16.98%		8.69%	
Growth 2015 - 2020	13.13%		11.10%		6.64%	
Households						
2020 Projection	14,332		21,269		47,609	
2015 Estimate	12,756		19,156		44,792	
2010 Census	11,059		17,000		42,247	
2000 Census	741		3,476		24,454	
Growth 2000 - 2010	1392.55%		389.01%		72.76%	
Growth 2010 - 2015	15.34%		12.68%		6.02%	
Growth 2015 - 2020	12.36%		11.03%		6.29%	
2015 Est. Population by Single-Classification Race						
White Alone	19,585	36.39	34,038	41.06	88,553	50.34
Black or African American Alone	5,934	11.02	9,934	11.98	15,115	8.59
American Indian and Alaska Native Alone	228	0.42	493	0.59	1,313	0.75
Asian Alone	17,403	32.33	22,110	26.67	30,419	17.29
Native Hawaiian and Other Pacific Islander Alone	165	0.31	265	0.32	535	0.30
Some Other Race Alone	7,881	14.64	12,039	14.52	31,361	17.83
Two or More Races	2,631	4.89	4,024	4.85	8,606	4.89
2015 Est. Population by Ethnicity (Hispanic or Latino)						
Hispanic or Latino	18,912	35.14	29,941	36.12	77,137	43.85
Not Hispanic or Latino	34,914	64.86	52,961	63.88	98,765	56.15
2015 Occupied Housing Units by Tenure						
Owner-Occupied	11,029	86.46	15,700	81.96	34,720	77.51
Renter-Occupied	1,727	13.54	3,456	18.04	10,072	22.49
2015 Average Household Size						
	4.22		4.03		3.72	



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Description	0.00 - 2.00 miles		0.00 - 3.00 miles		0.00 - 5.00 miles	
	Radius 1	%	Radius 2	%	Radius 3	%
2015 Est. Households by Household Income	12,756		19,156		44,792	
Income < \$15,000	392	3.07	754	3.94	2,395	5.35
Income \$15,000 - \$24,999	356	2.79	813	4.24	2,391	5.34
Income \$25,000 - \$34,999	328	2.57	636	3.32	2,705	6.04
Income \$35,000 - \$49,999	1,012	7.93	1,606	8.38	4,553	10.16
Income \$50,000 - \$74,999	1,875	14.70	3,024	15.79	7,750	17.30
Income \$75,000 - \$99,999	1,976	15.49	3,016	15.74	7,915	17.67
Income \$100,000 - \$124,999	2,029	15.91	2,897	15.12	5,858	13.08
Income \$125,000 - \$149,999	1,481	11.61	2,030	10.60	3,795	8.47
Income \$150,000 - \$199,999	2,165	16.97	2,865	14.96	4,949	11.05
Income \$200,000 - \$249,999	523	4.10	692	3.61	1,163	2.60
Income \$250,000 - \$499,999	536	4.20	720	3.76	1,167	2.61
Income \$500,000+	82	0.64	103	0.54	152	0.34
2015 Est. Average Household Income	\$117,594		\$110,355		\$95,675	
2015 Est. Median Household Income	\$105,401		\$97,758		\$83,219	
2015 Median HH Inc. by Single-Classification Race						
White Alone	111,103		99,303		83,087	
Black or African American Alone	105,269		94,062		84,170	
American Indian and Alaska Native Alone	98,707		79,308		62,284	
Asian Alone	96,728		94,542		88,006	
Native Hawaiian and Other Pacific Islander Alone	54,819		62,697		54,473	
Some Other Race Alone	104,842		98,855		80,548	
Two or More Races	111,772		108,536		83,690	
Hispanic or Latino	105,829		96,446		75,921	
Not Hispanic or Latino	105,187		98,347		87,618	

Source: Nielsen



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